

Retirement Living Development

Design and Access Statement

Fairways Lodge, Prestwich



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01 Introduction

1 INTRODUCTION

1.1 APPOINTMENT

The following Design and Access Statement has been prepared in support of a full planning application for the redevelopment of a brownfield site on George Street, Prestwich for a development of 52 retirement living (RL) apartments and associated landscape and parking. This document is submitted in accordance with national requirements. Please refer to the planning statement.

Maximum effort and consideration has been implemented in order to ensure that the given advice is as accurate as possible at this specific time. The proposal shown is subject to all Local Authority approvals including the approvals and agreements of statutory authorities and undertakers for all supplies, way leaves and diversions etc.

1.2 TEAM

MCK Associates Ltd has been appointed by McCarthy Stone Retirement Lifestyles Ltd (the applicant), Britain's leading retirement accommodation provider, to lead the preparation of this Design and Access Statement.

The project team also includes specialists providing technical inputs on landscape, highways, energy, ecology, drainage and flood risk matters. The full team of consultants are listed below:

McCARTHY STONE
Life, well lived

mck commercial design
architecture | building surveying | urban design

e3p

tpm landscape
chartered landscape architects



RSK

Lees Roxburgh
Consulting Engineers



Neil Appleton

Transport Planning (York)
Limited

1.3 CLIENT'S BRIEF

This planning application seeks to provide suitable living accommodation for older people in the area with associated communal facilities, parking and landscaping, typically for residents over 60 years of age with the aim of maintaining their independence via a wide range of communal facilities and a fully-trained house manager. This is a specialised form of accommodation, which is currently limited within Prestwich.

The most important functional requirement for this type of retirement housing relates to the ease of movement throughout any development. The building should accommodate self-contained apartments linked by heated corridors accessed from a secure entrance. Communal facilities in the form of a resident's lounge, mobility scooter and cycle store, guest suite and refuse rooms must all be located at the heart of the scheme.

In addition to these functional requirements, the proposal must address site specific conditions such as its physical context, historical context, surrounding character, constraints and opportunities, neighbour's privacy and amenity.

1.4 PLANNING APPLICATION DESCRIPTION

The Design and Access Statement is key in aiding the communication to the Local Planning Authority, and other interested parties, about the different processes that result in the synthesis and development of proposals and design principles in a structured manner within the local physical, economic and social context.

As well as this, the Design and Access Statement also aids with the delivery of the design through an integrated and well informed approach. This in turn helps to address a full range of access requirements throughout the design process.

The proposed redevelopment of land on George Street, Prestwich involves demolishing the existing two storey hotel, making way for a new three storey retirement living complex providing:

- 38 N° parking spaces, including 4 disabled bays.
- 52 N° Apartments:
 - 30 N° 1-Bedroom Apartments (58%)
 - 22 N° 2-Bedroom Apartments (42%)

This proposal will result in a high quality scheme providing the area with much needed purpose-built accommodation for the over 60s.

1 INTRODUCTION

1.5 SITE LOCATION AND BRIEF DESCRIPTION

The application site fronts onto George Street and is located 1 mile south of Prestwich Town Centre. The site is located at the westernmost end of George Street, where no through road is available. The site comprises an area of 0.619ha (1.5acres).

The A56 (Bury New Road) lies to the east of the site and is accessed from the site via George Street. The A56 connects the site to the M60 as well as several neighbouring towns and suburbs such as Whitefield, Kersal and Higher Broughton. Manchester is approximately 5 miles south of the site and is a 20-minute drive via the A56.

Several tram stops are located within a 1.5 mile radius to the north and east of the site. The closest tram stop is Heaton Park Tram Stop, which the Altrincham-Bury line runs through.

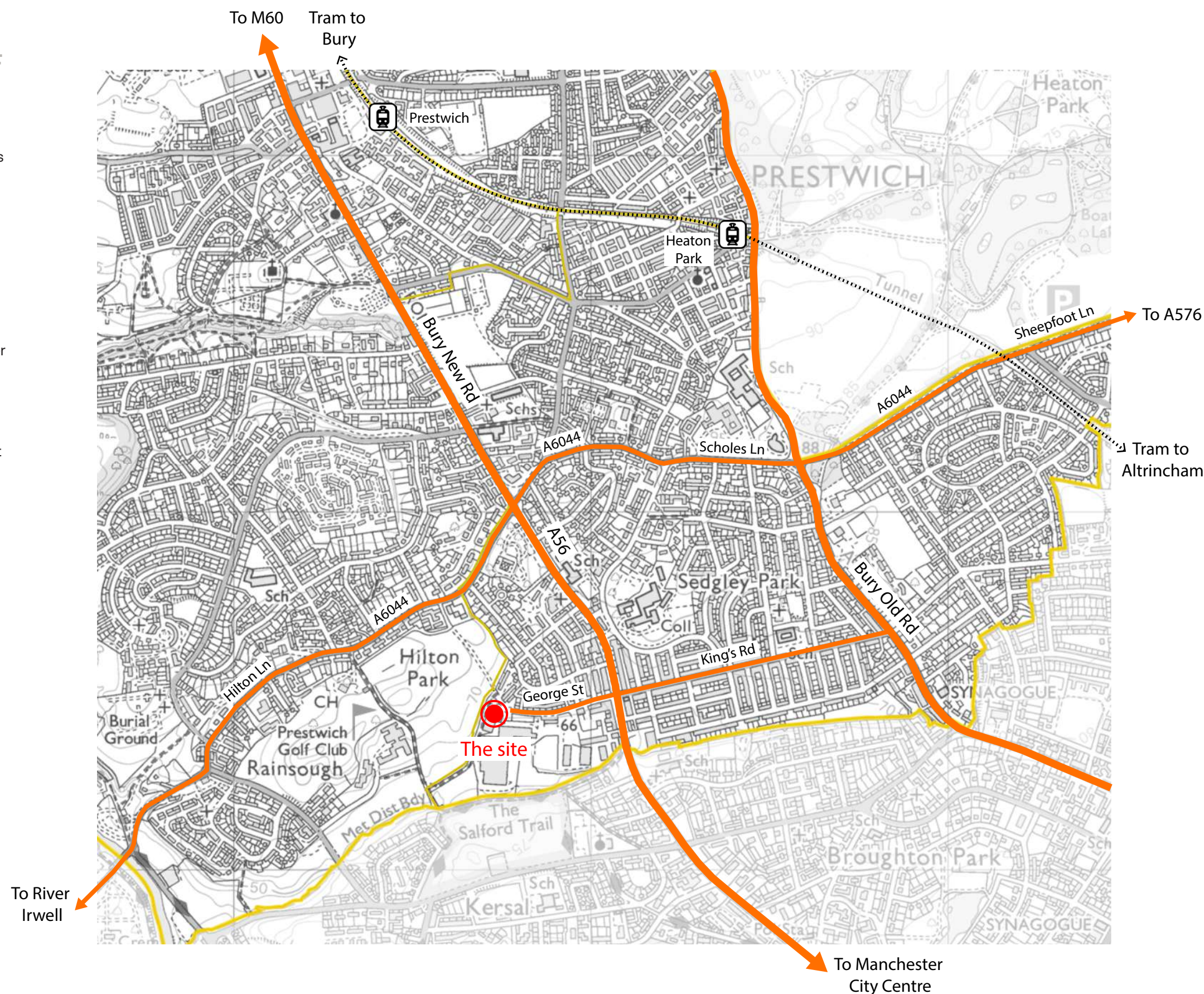


Fig. 1.1: Site Location Map (Base Map Source: maps.bury.gov.uk)

02 Vision

2 VISION

2.1 CLIENT

McCarthy Stone are one of the UK's leading retirement housebuilders and provide 70% of all specialist accommodation for the elderly. With considerable knowledge and experience on the provision of retirement living, McCarthy Stone were able to provide a good brief and specific requirements that are fully incorporated into the design to ensure a high standard of build.



Figs. 2.1 - 2.3: Examples of McCarthy Stone schemes

2 VISION

2.2 PROJECT VISION

The proposal aims to provide a well-designed space that fosters a peaceful and secure environment. The objective is to offer a Retirement Living complex that offer elegant low maintenance apartments for sale or rent exclusive to the over 60s. Access to communal facilities such as a large communal lounge and attractive gardens that promote emotional and social well-being, all the while providing private patios or balconies for individual residents.

The main requirement for this scheme is to provide a good level of accommodation whilst also providing a building that sits appropriately within its immediate context. The development intends to provide an active frontage to George Street that encourages pedestrian activity and social interaction, creating a sense of openness and accessibility.

The proposal aims to allow homeowners to relocate to a property ideally suited to their needs, whilst freeing up existing family housing for local people. This minimises the need for further development elsewhere in the Borough.

The development is committed to promoting sustainable living. It will incorporate environmentally friendly features, such as energy-efficient systems, renewable energy sources, and green spaces that enhance the local ecology, and encourage sustainable transportation.

As well as taking account of local planning policies, the analysis of the baseline and resultant design response has followed the 10 characteristics of a well-designed place, as set out within the National Design Guide.



Fig. 2.4: Proposed CGI

03 Planning context

3 PLANNING CONTEXT

3.1 PLANNING HISTORY

The NPPF was updated in December 2023, and sets out the Government's planning policies for England, and how these are expected to be applied. Paragraph 2 of the NPPF requires that planning applications be determined in accordance with the local development plan unless material considerations indicate otherwise.

At the heart of the NPPF is the presumption in favour of sustainable development (paragraph 10). In determining planning applications paragraph 11 of the NPPF states that the presumption means:

"... approving development proposals that accord with an up-to-date development plan without delay;"

The three dimensions of sustainable development (paragraph 8) are the economic, social and environmental roles:

An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

(Ref: National Planning Policy Framework)

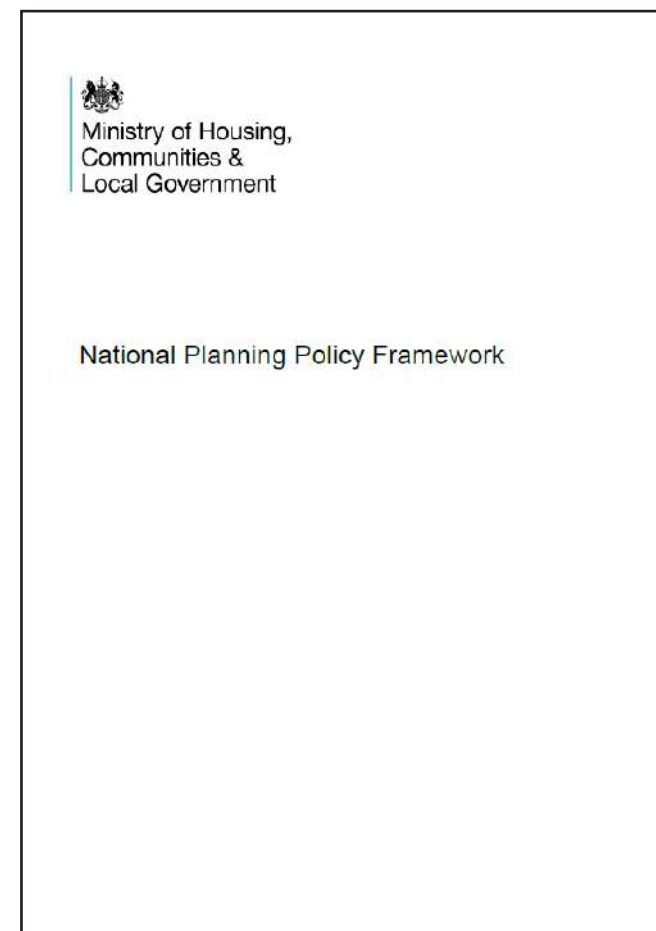


Fig. 3.1: NPPF, July 2021

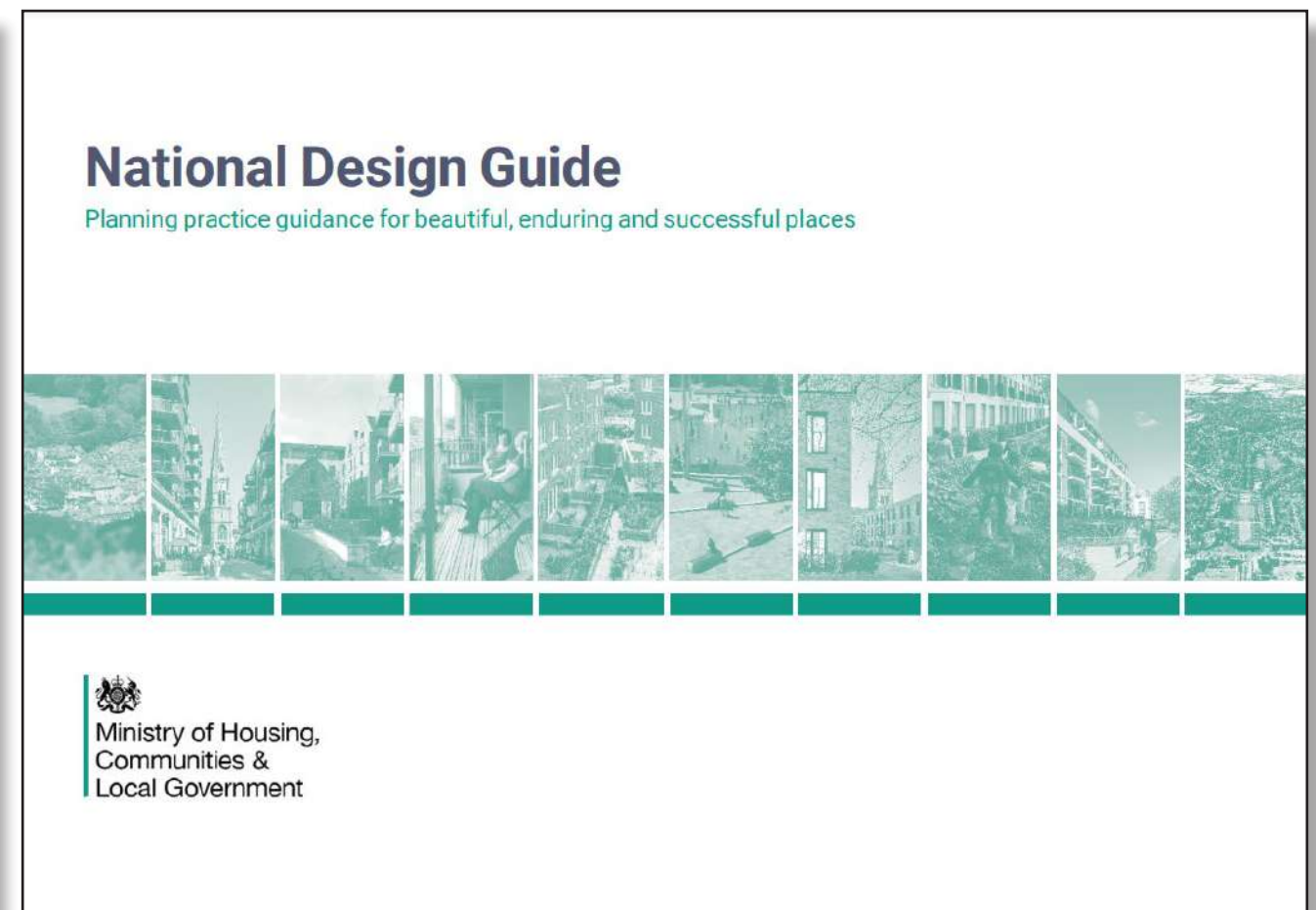


Fig. 3.2: National Design Guide, 2021

3 PLANNING CONTEXT

3.2 NATIONAL DESIGN GUIDANCE

This Design and Access Statement has been prepared in accordance with national guidance contained within the National Planning Policy Framework (NPPF). The NPPF confirms that well-designed places can improve the lives of people and communities.

The National Design Guide forms part of the government's suite of practice guidance and application of national policy, providing a focus on its priorities for well-designed places. The guide identifies 10 characteristics of well-designed places which include context, identity, built form, movement, nature and public spaces.

It has also been prepared in accordance with the Commission for Architecture and Built Environment (CABE) document 'Design and Access Statements – How to write, read and use them'.

It draws further from guidance documents including:

- National Design Guide (2021)
- National Model Design Code (2021).

3.3 LOCAL DESIGN GUIDANCE

Bury is currently in the process of preparing a new Local Plan that will aim to guide future development in the borough. The emerging Local Plan will set out the local planning framework for the delivery of growth and development to meet identified future needs. For now, the Bury Unitary Development Plan (UDP) has provided guidance for the proposed development. The below listed policies from the UDP have been carefully considered throughout the design process and guidance has been applied where possible.

Relevant UDP Policies:

H2 – Housing Environment and Design:

H2/1 (the form of new residential development)

H2/2 (The layout of new residential development)

Chapter 6 – Environment

EN1 – Built Environment

EN4 – Energy Conservation

EN6 – Conservation of the Natural Environment

EN7 – Pollution control

EN8 – Woodland and trees

Additional guidance documents have also been considered throughout the design process of the proposal, such as:

SPG 3 – Planning out crime in new development

SPD 11 – Parking standards in Bury

SPD 16 – Design and layout of new development



“National Design Guide 10 components of a well-designed place”

Fig. 3.3: “National Design Guide 10 components of a well-designed place”

04 Site context and identity

4 SITE CONTEXT AND IDENTITY

4.1 SITE DESCRIPTION

The site area is 0.619ha (1.5acres) and currently comprises a hotel complex with a surfaced car park.

The site is bound on its edges by a variety of boundary treatments.

The northeast boundary is defined by existing dense vegetation to the northern most part of the boundary line, with an existing site access sitting further south along the boundary line. The surrounding hedge and tree planting on the northeastern edge of the site provide a good level of enclosure when viewed from the top end of George Street and Norwood.

The southern and eastern most boundaries are defined by timber fencing and existing vegetation, separating the site from neighbouring residential properties, providing a buffer zone and privacy screening for all existing and proposed development.

The western boundary overlooks Prestwich Golf Course and trees, and is separated by fencing and dense vegetation. A public right of way runs along this boundary.

The character of the immediate area is predominately mixed use, comprising residential and commercial properties interspersed with landscaped areas.



Fig. 4.1: Google Earth View of the application site and surrounding area. (Source: Google Earth)



4 SITE CONTEXT AND IDENTITY

4.2 HISTORIC DEVELOPMENT

During the 19th Century, the site and its surrounding area was occupied by Myrtle Grove Bleach & Dye Works.

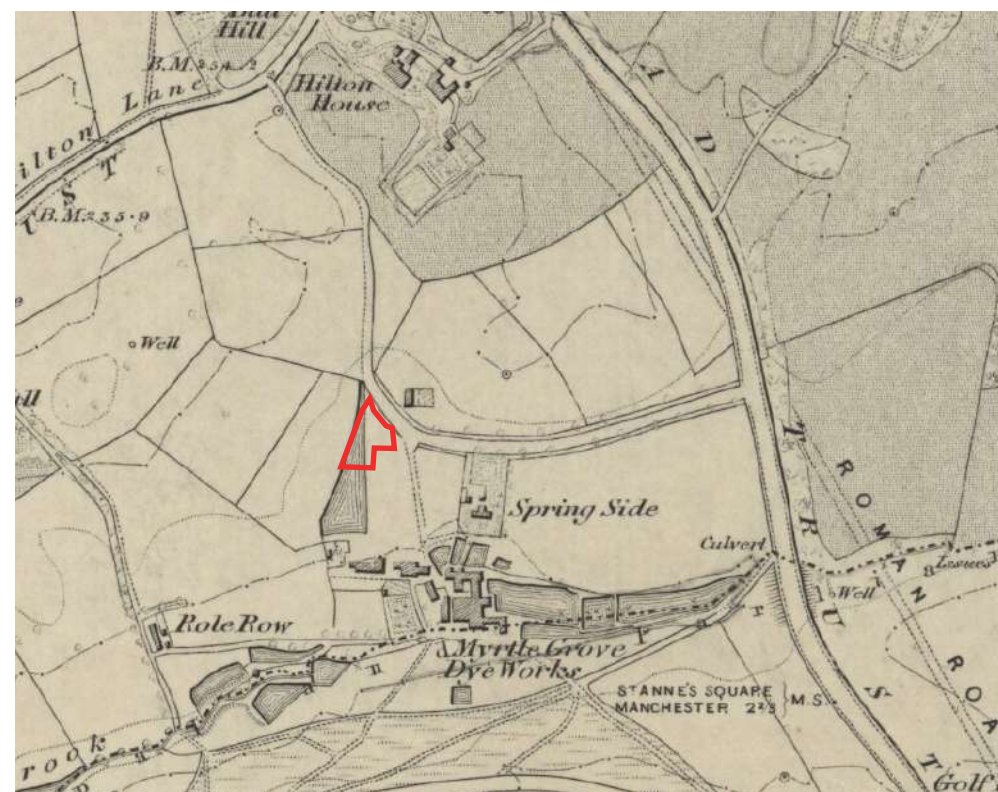
According to the 1841 census, Myrtle Grove housed over ten families of Bleachers. The residences were Spring Side with another property located north of George Street.

Myrtle Grove was also used by Manchester Free Wanderers to accommodate Rugby Union matches during the 1890's.

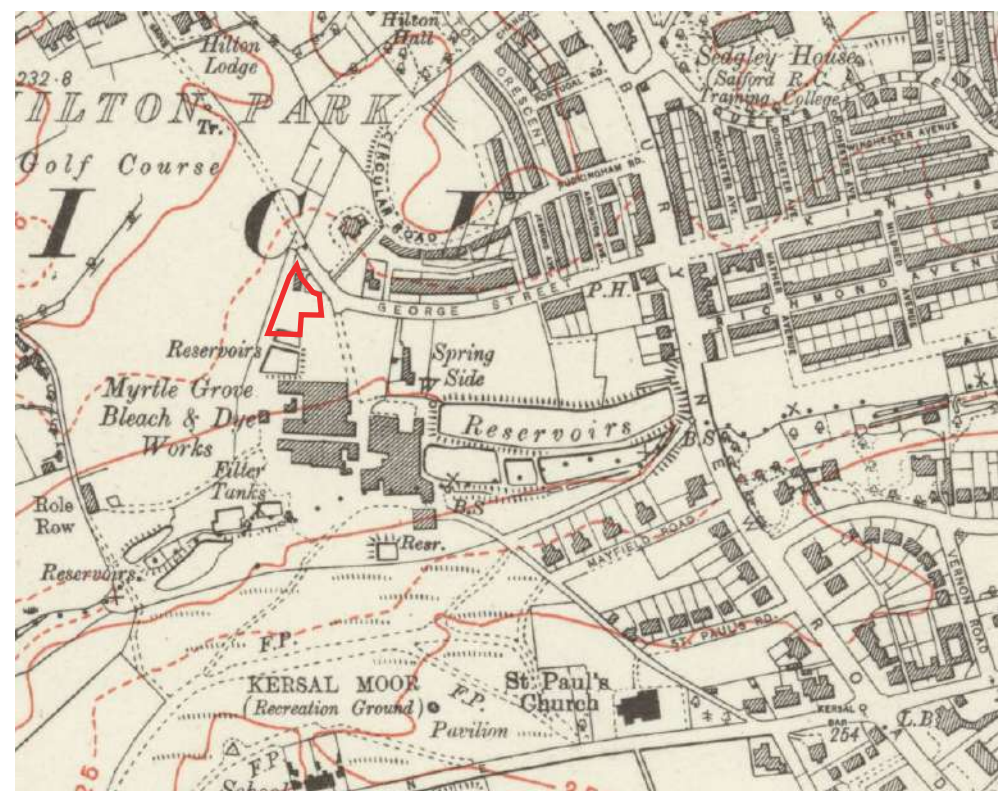
Since the 1970's the reservoirs began being filled in and built upon and the area became largely mixed commercial use. The Fairways Hotel that is currently present on site was built in 1981 according to Travel Weekly.

In 2017 outline planning was granted for a mixed-use development scheme, fronting the site's east and south boundaries, comprising up to 160 dwellings and 2,959 sq.m of employment floorspace which has since been built.

(Ref: prestwich.org.uk/history/places/myrtlegrove.html)



Published in 1848

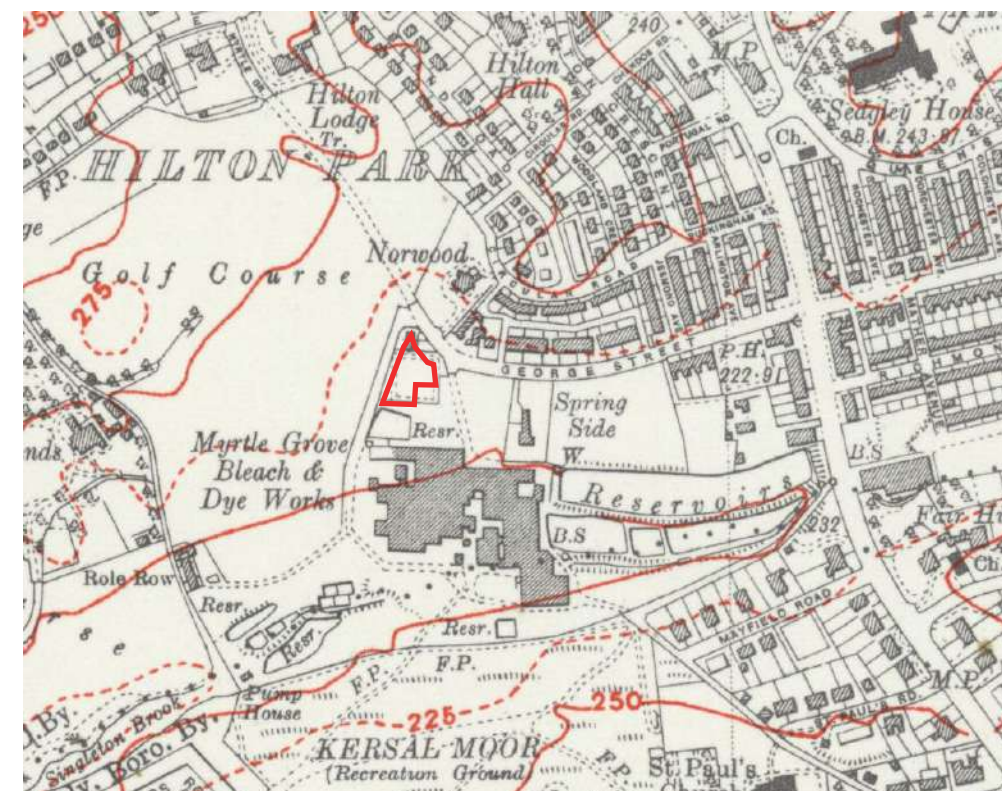


Published in 1923

Figs. 4.2 - 4.5: Historic Maps. Source: National Library of Scotland



Published in 1894



Published in 1946

4 SITE CONTEXT AND IDENTITY

4.3 SITE PHOTOS

Prestwich is a residential suburb that was largely developed in the 19th Century. The town's local landmark is St Mary's Church which is located in the town's conservation area, at the very end of Church Lane, approximately 1.3 miles north of the application site. The application site does not fall within the conservation area.

The town is generally characterised by a mixture of 19th Century terraces and detached and semi-detached properties, interspersed with some 20th Century buildings and recent housing developments.

Prestwich comprises many mature trees and shrubs, breaking up the suburb with pockets of landscaped areas.

The commercial area of Prestwich falls largely along Bury New Road but there are also small areas of commercial buildings dotted around, creating a distinctive urban character. Along Bury New Road, the buildings accommodate a variety of retail units at ground floor level with residential spaces being typically found at the upper levels.



Figs. 4.7 - 4.12: Site context photos

Source: Google Street View



Fig. 4.6: St Mary's Church. Source: Google Street View



Fig. 4.13: View location plan. Source: Bury Online Maps

4 SITE CONTEXT AND IDENTITY

4.4 LOCAL FACILITIES

The application site sits to the west of the local high street on Bury New Road and south of the main high street on Bury New Road. The area is of mixed commercial and community uses. Further east on Bury Old Road is another high street full of shops, bars, banks etc.

The closest high street is within 400m walk of the site, as is Barnfield Park. Prestwich Hospital is located to the northwest of the site, approximately a 12 minute drive away or 50 minute walk.

As highlighted on the following page, the area benefits from an established bus network along with local tram stops which fall within a 30 minute walk of the site.

- Doctor ●
- Dentist ●
- Bank/ATM ●
- School ●
- Supermarket ●
- Pub ●
- Green space ■
- High street ■
- St Mary's Church ■

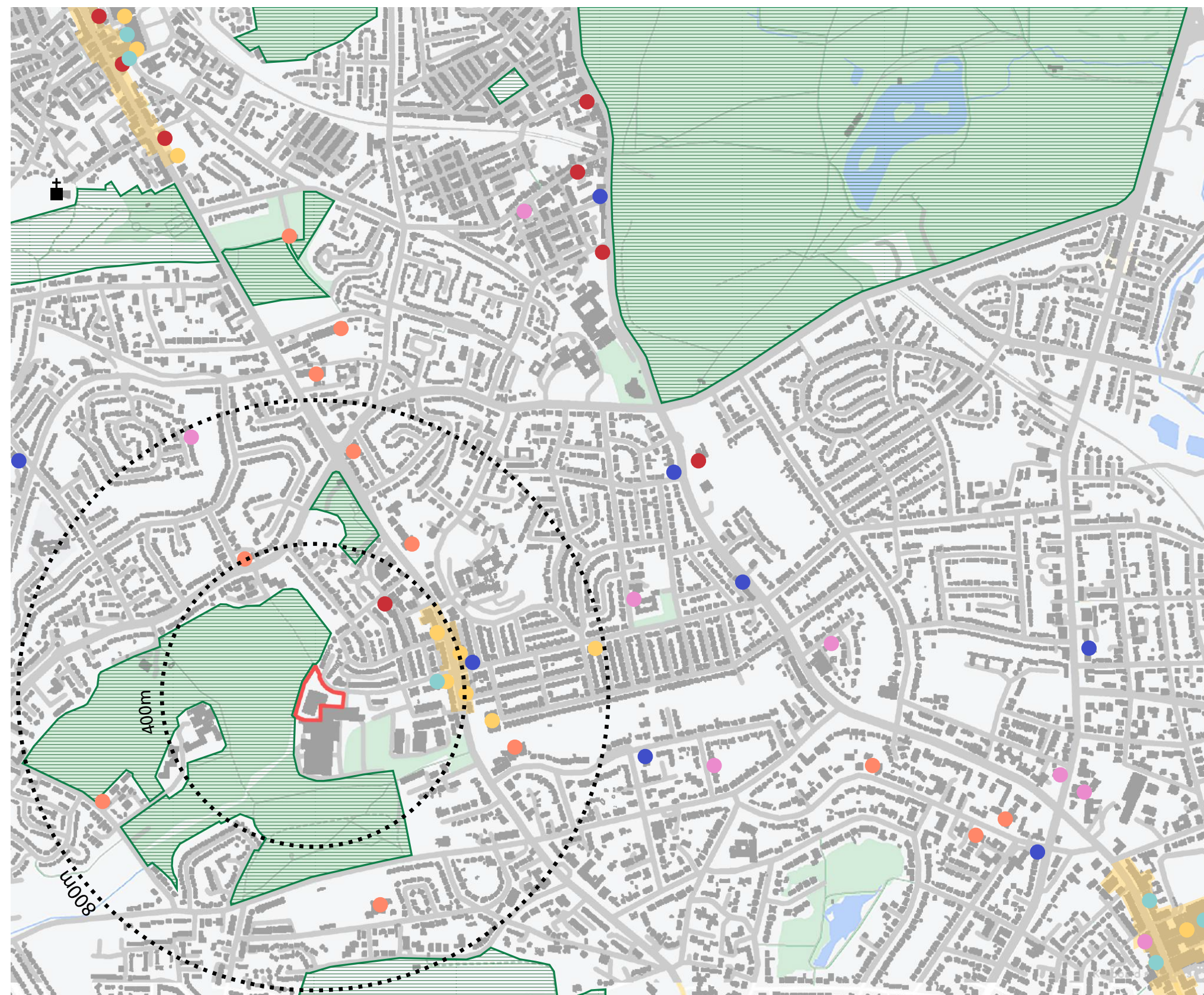


Fig. 4.14: Local amenities map

4 SITE CONTEXT AND IDENTITY

4.5 MOVEMENT

The site connects to George Street, a two-way residential road with no through route to the west, which is approximately 8 metres wide with footways on both sides.

The site abuts a footway leading directly to the high-street, approximately 5 minutes walk away.

Public transport: Bury New Road is an arterial bus route with bus stops located within 6 minutes walking distance of the site.

Tram connections: Heaton Park, Prestwich & Bowker Vale are all tram stops within 30 minutes walk from the site. The Altrincham-Bury and Bury-Piccadilly lines run through these stops.

Railway connections: Swithon train station is approximately a 15 minute drive west of the site, providing connections to Blackburn, Wigan, Leeds and Kirkby.

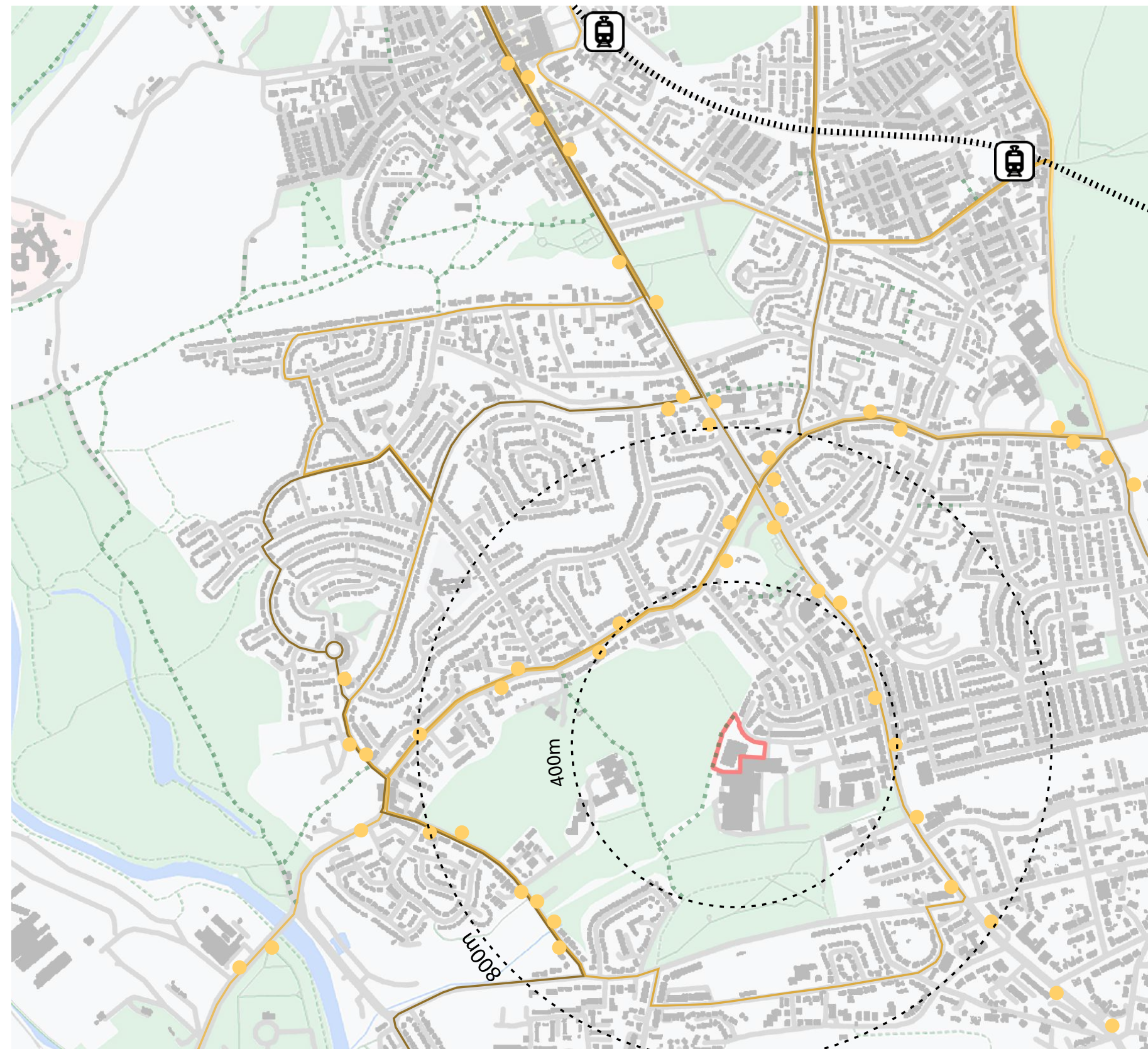
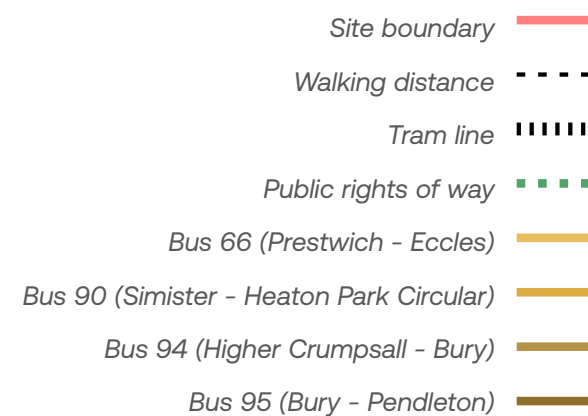


Fig. 4.15: Movement map

4 SITE CONTEXT AND IDENTITY

4.5 MOVEMENT

Prestwich Village promotes the variety of walking and cycle routes around the area through their 'It Takes 20' campaign, encouraging residents and visitors to explore the close by walking and cycling routes the area has to offer, all within 20 minutes walk.



Fig. 4.16: Prestwich It Takes 20 local walking routes map, produced by Michael from Sketchbook Design. Source: prestwichvillage.com/it-takes-20/

4 SITE CONTEXT AND IDENTITY

4.6 LANDSCAPE

The surrounding landscape is made up of deciduous woodland, open greenspace, treelines, amenity grassland, hardstanding, and buildings.

Prestwich Golf Club adjoins the site along the northwest boundary and Barnfield Park sits approximately a 650 metre walk north of the site. Heaton Park is located approximately 1.1km northeast of the site and the River Irwell is located approximately 1km southwest of the site, at its nearest point. No waterbodies are located on-site or within 250m of the site boundary.



Fig. 4.17: Green spaces

4 SITE CONTEXT AND IDENTITY

4.6 LANDSCAPE

The application site currently comprises hardstanding, amenity grassland, a variety of shrubs, scattered trees and a building.

The site comprises a variety of trees, from class A trees (high quality and value) to class C trees (low value and quality). The proposal will retain all class A trees present within the site.

Refer to the Arboricultural Implications Assessment and Preliminary Ecological Appraisal Report for more information.

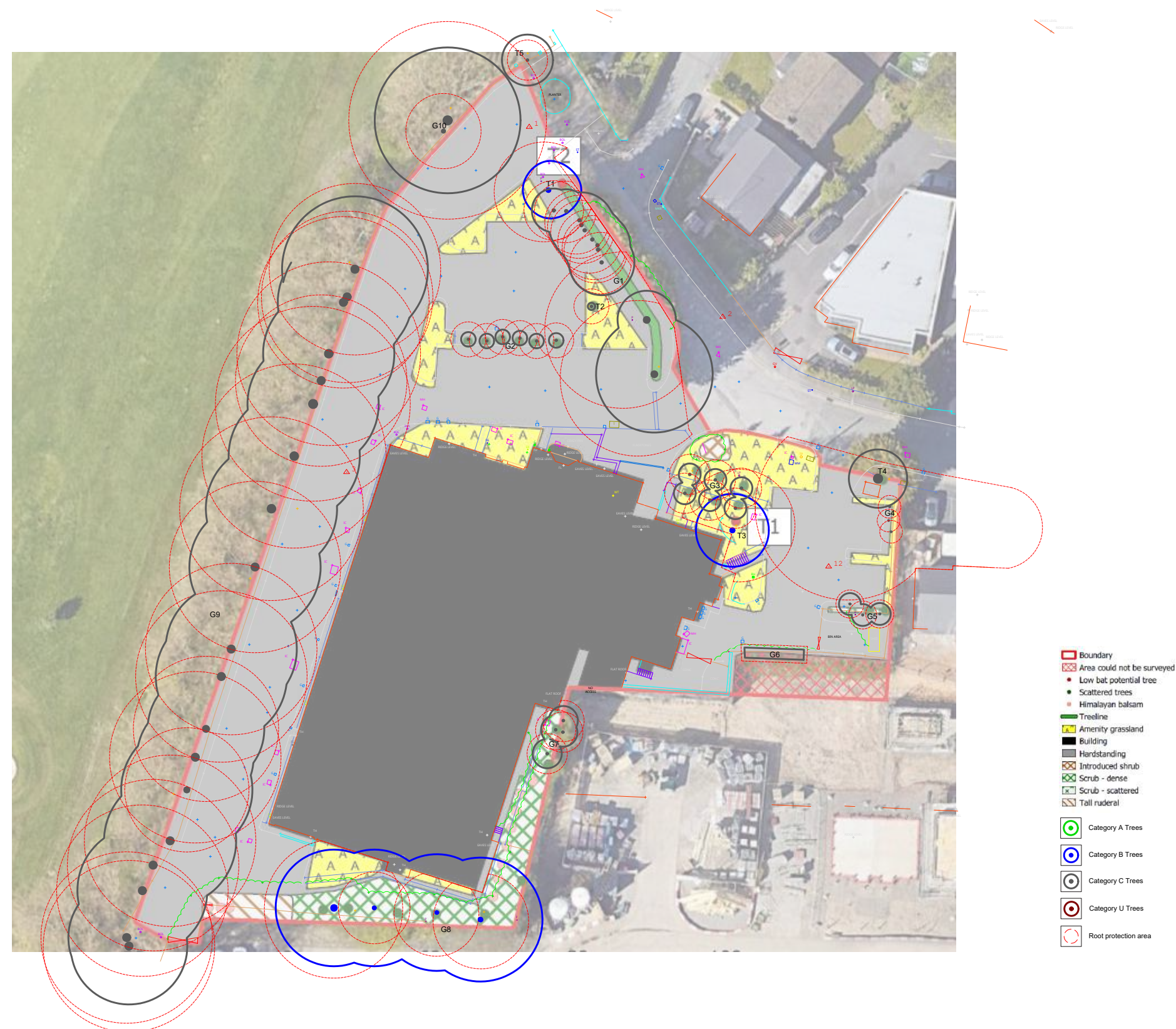


Fig. 4.18: Tree Survey produced by Mulberry Tree Management (see Arboricultural Implications Assessment) with Habitat Plan overlay produced by e3p

4 SITE CONTEXT AND IDENTITY

4.7 FIGURE GROUND

The general area is characterised by small buildings which have been progressively extended, reconstructed, and infilled over time, that are accessed by linear arterial roads connecting to narrow sinuous streets that follow the landform, expanding out towards the surrounding green landscape.

The urban form of the area is mostly made up of terrace rows, semi-detached units, with one-off larger units interspersed throughout the area serving commercial premises or apartment blocks.

The building line varies in the area, with a mixture of uniform residential streets and staggered cul-de-sac estates.

The existing site footprint is discordant to the surrounding residential properties; however, it matches the size of the commercial warehouses that are situated nearby.



Fig. 4.19: Figure Ground

4 SITE CONTEXT AND IDENTITY

4.8 SETTLEMENT ANALYSIS -BUILDING HEIGHTS

The site is situated on George Street, opposite residential areas of either 2-2.5 storey terraced or semi-detached dwellings and 3 storey apartment blocks. The site is also close to large 1-2 storey commercial units.

The scale of the proposed retirement living block has been designed and positioned to respect the physical context and the scale of the surrounding existing buildings.



Figs. 4.20 - 4.22: Roofscape illustration. Source: Google Street View

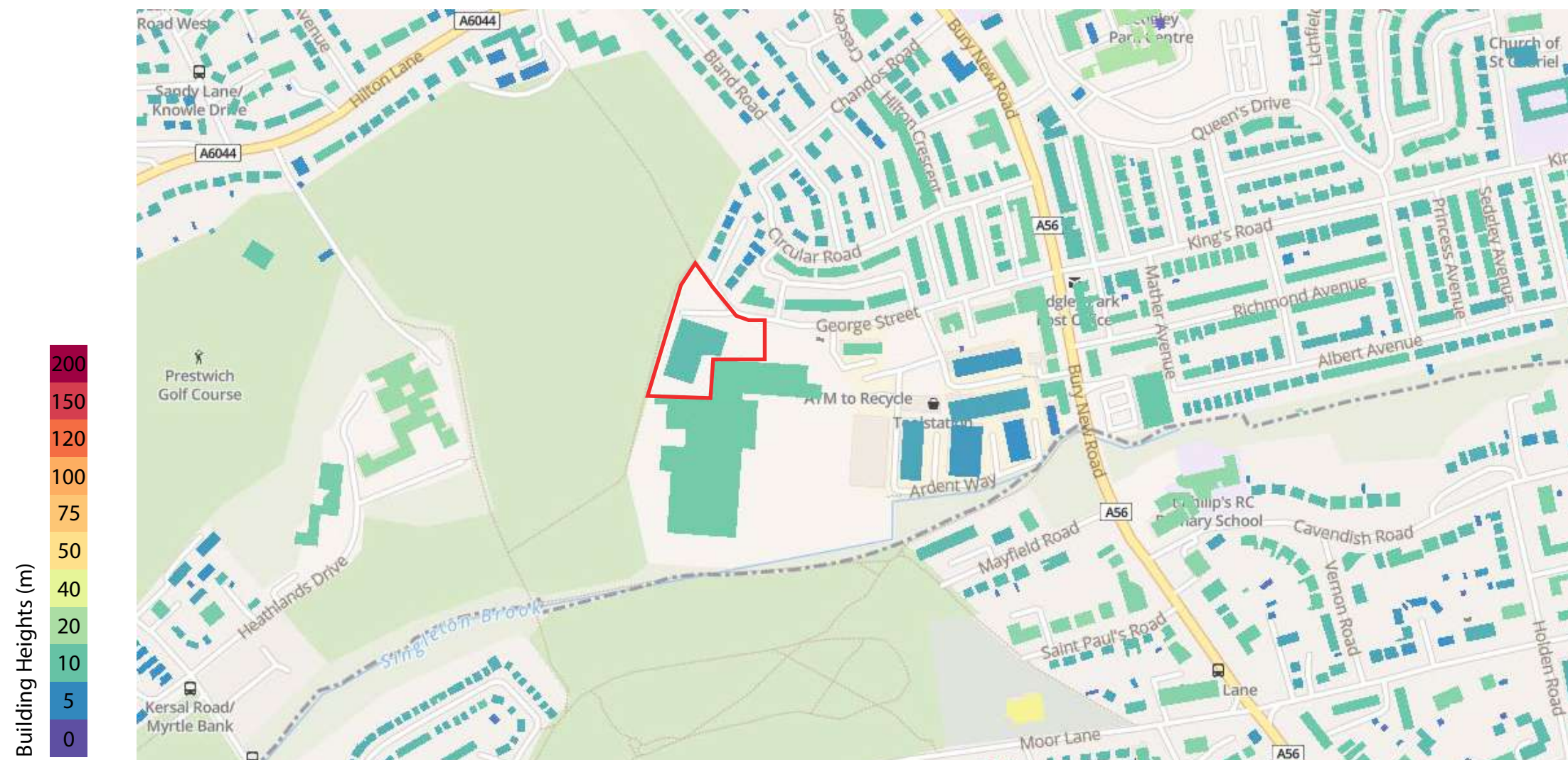


Fig. 4.23: Building heights. Source: buildingheights.emu-analytics.net

4 SITE CONTEXT AND IDENTITY

4.9 SETTLEMENT ANALYSIS - MATERIALS AND APPEARANCE

The adjacent images demonstrate some of the buildings identified in the immediate site vicinity. The proposal has taken cue from the character of the area, in particular materials and form.

A number of buildings near the site utilise red-orange brickwork mixed with white render to break up the facades. Where buildings have been constructed in solid masonry, these are typically laid in Stretcher Bond.

Brick detailing can be seen on some buildings throughout the area such as soldier course brickwork, corbelled brickwork or protruding brickwork. The roofscape within the area is typically pitched with gable features.

As per the previous page, buildings in the area range from 5m to 15m in height.



New build housing estate neighbouring the site.



McCarthy Stone Retirement Scheme on Bury New Rd.



Existing typical terraced houses on George St.



3 storey apartment block on George St/Bury New Rd Junction.

Figs: 4.24 - 4.27: Local materials and appearance. Source: Google Street View

4 SITE CONTEXT AND IDENTITY

4.10 SITE EDGES AND INTERFACES

The application site currently comprises an existing building used as a hotel. Adjacent to the site, fronting onto George Street, lie residential properties and one commercial property (Fairways House), all of which are set back from the road and largely private due to the vegetation screening at the front of the plots.

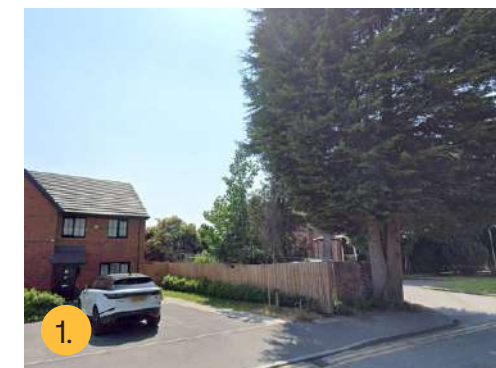
Timber fencing and vegetation along the eastern and southern boundaries provide some privacy to the existing neighbouring properties and will provide privacy for the proposed development.

The northwest boundary comprises consistently of dense shrubs and large scattered trees.

The residential plot to the east of the site sits approximately 3.5m away from the boundary line, therefore careful consideration has been given to this area of the site and the resulting proposal due to the neighbouring property's close proximity.



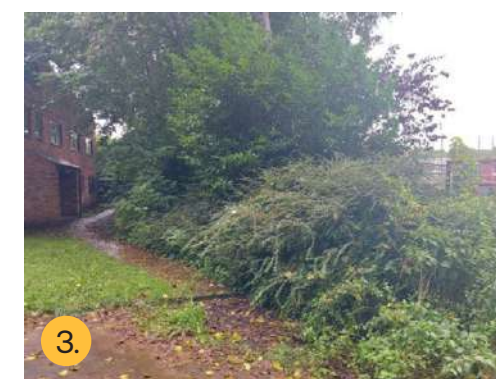
Fig. 4.28: Site edges diagram. Source: Base image - Google Earth / Tree survey - e3p report



Easternmost boundary



Northeast & northwest boundary



Southernmost boundary



Southern boundary

Figs. 4.29 - 4.32: Site edges photos.

Source: 1, 2, 4 - Google Street View / 3 - e3p report

4 SITE CONTEXT AND IDENTITY

4.11 SITE CONSTRAINTS

The site currently has two access points, one permits access to the existing building on site and the second permits access to the existing car park. For the proposed development, the main building site access will be retained, and the car park access will be closed off.

The site is located within Flood Zone 1 and therefore presents low risk to flooding from rivers and the sea.

A Public Right of Way footpath runs along the northwest boundary line of the site which will need to be retained.

Existing foul and surface water pipes with 6 metre easements run through the site and have informed the location of the proposed building footprint.

As per the previous page, due to the close proximity of a property to the east boundary line of the site, careful consideration to the proposed east elevation and fenestration design will need to be given.

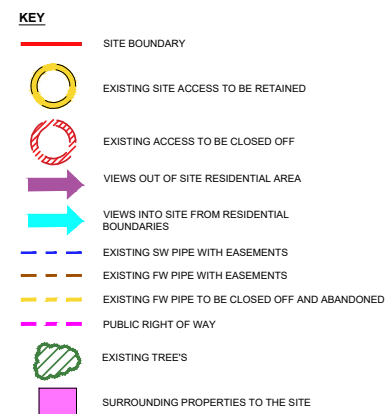


Fig. 4.33: Opportunities & constraints diagram

4 SITE CONTEXT AND IDENTITY

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05 Design development and engagement

5 DESIGN DEVELOPMENT AND ENGAGEMENT

5.1 PRE-APPLICATION

A pre-application for the scheme was submitted to the Council in September 2023 and was formally acknowledged on the 17th of November 2023. No response has been issued as of yet.

5 DESIGN DEVELOPMENT AND ENGAGEMENT

5.2 DESIGN EVOLUTION

Due to the limited usable space on site as a result of the easements present within the vicinity, the design evolution has been minimal. The site lends itself to an obvious ‘L’ shaped footprint for the RL block, thus this layout was established very early on during the design process.



Figs. 5.1 – 5.3: Original scheme drawings

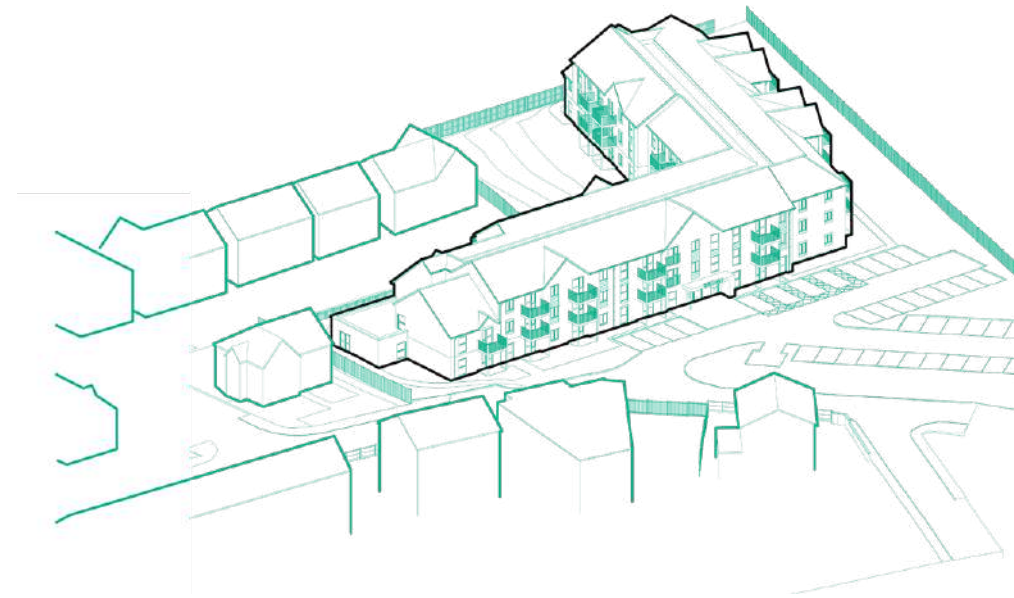
06 Proposal

6 PROPOSAL

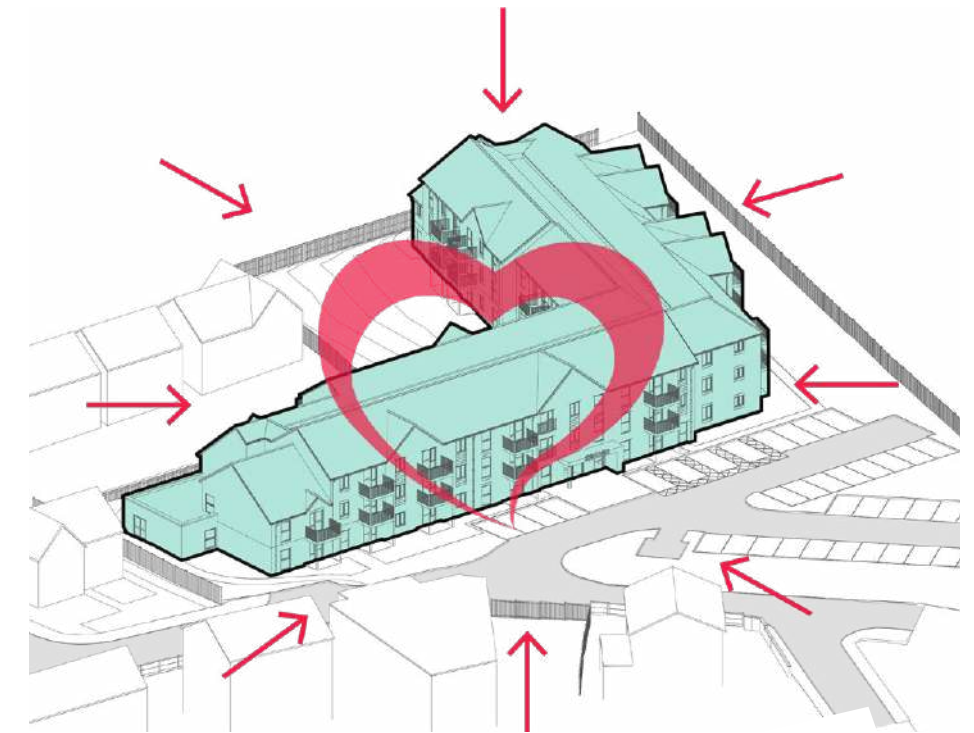
6.1 DESIGN PRINCIPLES

The design proposals for the retirement living apartment block on the George Street, Prestwich site have been developed and informed by the following key design principles:

- **Scale and massing** - The design proposals carefully consider the relationship of the scale of the proposed building to both the immediate and wider town centre context in building footprint and massing terms.
- **Identity** - The suburban character of the area has been respected with this proposal, with the design taking cue from the surrounding built form and the typical materials used within the local area.
- **Movement and connections** - As noted previously, the site is ideally located within Prestwich for walking access to transport links, shopping, local services and amenities.
- **Nature and landscape** - The proposal seeks to maximise the opportunities to introduce greenery and improve biodiversity to the site. The existing mature trees along the northwest boundary and northeast boundary lines create a strong landscape setting for the site and the proposal seeks to respect and respond to the existing nature present within the site where possible. Additional planted areas and trees have been introduced to soften the site even further.
- **Active frontages** - The proposal addresses George Street through a defined boundary line and clear access point into the site. Although the building is set back from the road, the green landscaping and clearly located front entrance provide a welcoming and open frontage while retaining enough privacy for the residents.



Scale and massing



Identity



Movement and connections



Nature and landscape

Figs. 6.1 - 6.4: Design principles illustrations

6 PROPOSAL

6.2 LAYOUT/MASTERPLAN

The local character and existing built development that adjoins the site has been carefully considered throughout the design process, thus informing the proposed building's form, mass, appearance and location on site. The proposal remains in keeping with the area whilst providing high-quality homes suitable to the requirements of its occupants.

The 'L' shaped footprint has been designed to follow the east, south and west boundary lines, making efficient use of the land available. The easements present on site have also limited where the proposed footprint can be situated. Setting the footprint back from the main access road and running the principal elevation directly east to west allows the proposal to follow the existing property line along George Street as well as provide easily accessible parking spaces. The set back nature of the proposed RL block also ensures privacy and outlook is maintained and respected to the north of the site.

The scheme contains 52 units in total with a breakdown of the following unit types:

- 30 no. 1 bed units (58%)
- 22 no. 2 bed units (42%)

In addition to the 52 residential units, the proposal accommodates space for the following:

- Reception area
- Guest Suite
- Communal Resident's Lounge
- Buggy Store
- Refuse Store
- Private amenity



6 PROPOSAL

6.3 ACCESS AND MOVEMENT

Vehicular access to the site will be off George Street via the existing site access. The main pedestrian access will also be via the primary entrance onto George Street.

There are 38 proposed car parking spaces (including four associated disabled parking bays) serving the apartments for use by residents, along with an internal mobility scooter/cycle store. The number of parking spaces provided for the scheme has been calculated to suit the usage and demand of this development and with careful consideration for local transport links surrounding the site. There is also sufficient space for the manoeuvring of refuse vehicles and fire appliances within the site, so that these vehicles can exit the site in a forward gear if required. An internal refuse store has been provided within the block with internal resident access.

Pedestrians and wheelchair users will be able to access the development via the main site access from George Street, with the main entrance to the RL block in direct view and clearly indicated. Movement throughout the building has been designed specifically for disabled access in compliance with the Building Regulations, and other relevant government policies to ensure all areas are fully accessible. Corridors and doors have been designed to generous widths for wheelchairs and all communal areas have been designed on the ground floor with short distances to entrances and lifts. Lifts will provide access to each floor level.

McCarthy Stone are committed to undertaking sustainable developments. The selection criteria for sites includes an aim to locate developments for the elderly close to public transport corridors and within walking distances of shops and other services likely to be used on a frequent basis by the residents of the developments. The proposed development is within easy access on foot of the bus routes on Bury New Road. It is also within easy reach of existing local amenities and shopping along the high street.

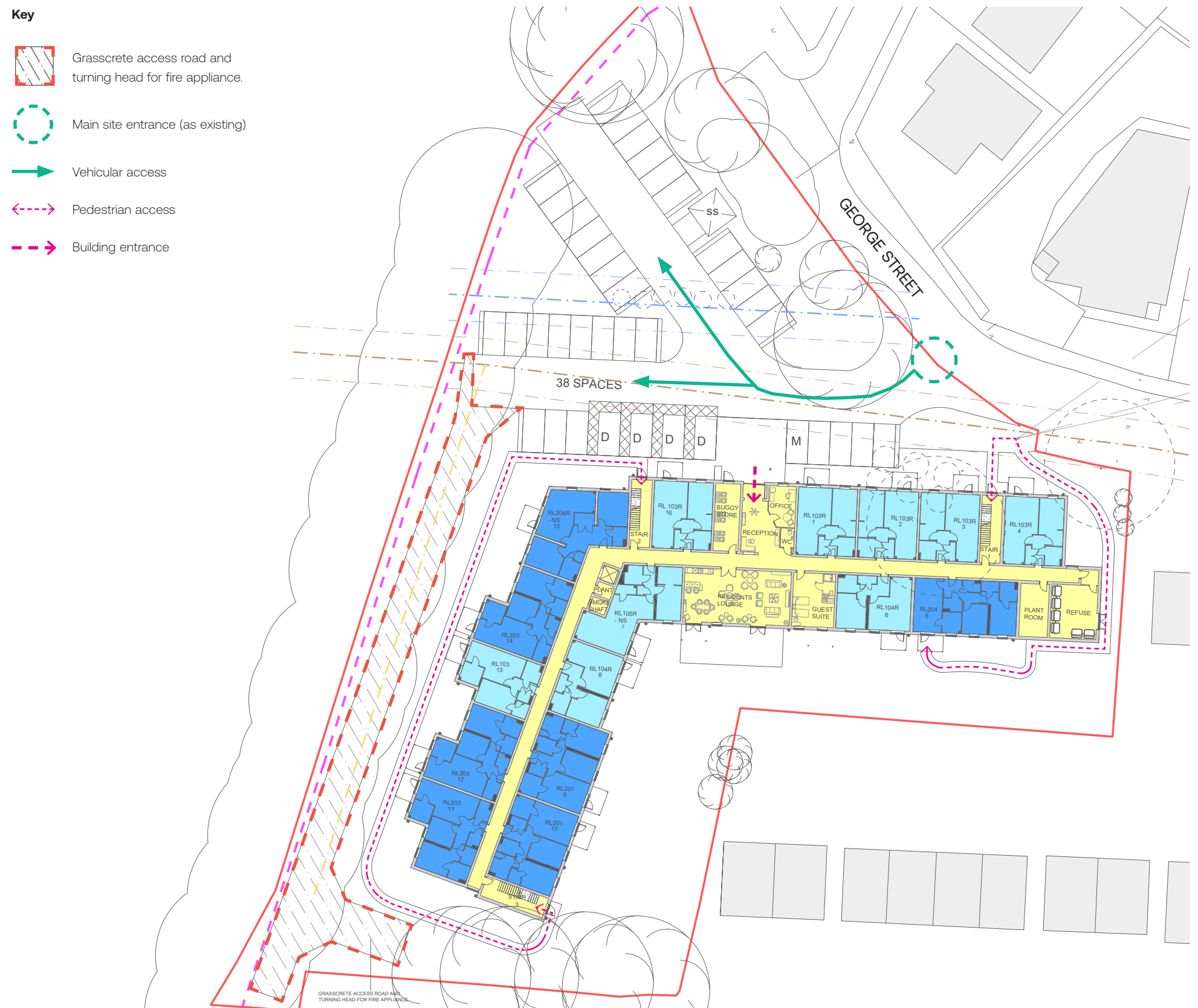


Fig. 6.6: Access and movement diagram

6 PROPOSAL

6.4 LANDSCAPE AND OPEN SPACE

Existing trees and hedges located close to the boundaries are to remain and will be protected during on-site works. The existing vegetation will be tidied and trimmed where required in order to maintain the existing landscape buffer.

The proposal aims to only remove category C trees which are classed as low value and quality. No category A trees will be removed and only 1 category B tree (T3), which is of moderate quality and value, will be removed.

A landscaping layout and planting schedule has been designed on behalf of McCarthy Stone by TPM Landscape Ltd.



Fig 6.7: Proposed landscaping

6 PROPOSAL

6.5 BOUNDARY TREATMENTS

The proposed boundary treatments include a black 1.4m high wrought iron railing along the northeast boundary line, the southernmost boundary line as well as to the south of the proposed footprint with an access gate, closing off the rear amenity space from the remaining site.

The remainder of the boundary lines will be treated with a 1.8m high close board timber fence. Where the easements cross the boundary line, a 1.8m high timber fence with demountable posts has been proposed to allow access to the easements if required.

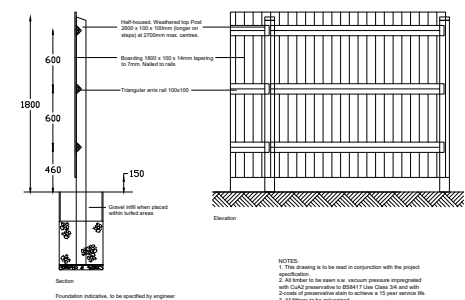
Trellis screens have also been proposed around all ground floor patios providing privacy for the residents.

KEY

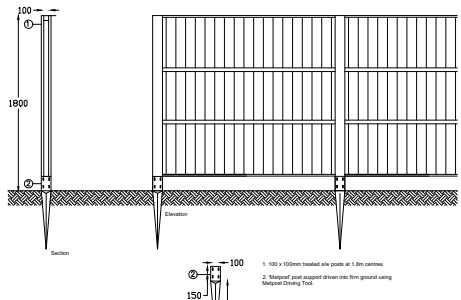
- Site boundary
- existing foul water pipe with 6m easement
- existing surface water pipe with 6m easement
- existing foul water pipe to be closed off and abandoned

DETAIL NO.

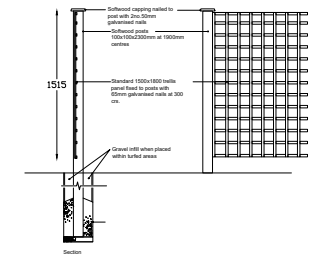
- 1. 1.8m high close board timber fence
- 2. 1.8m high timber fence panels with demountable posts to allow access if required to easement
- 3. Trellis screen fencing for private patios
- 4. Proposed 1.4m high black wrought iron railings
- 5. Proposed 1.4m high black wrought iron gate



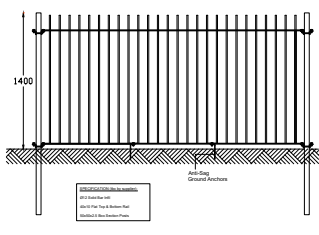
PROPOSED 1.8M HIGH CLOSE BOARD FENCE
1:20
DETAIL 1



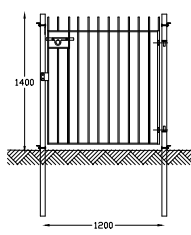
PROPOSED 1.8M HIGH FENCE PANELS
WITH DEMOUNTABLE POSTS
1:20
DETAIL 2



PROPOSED 1.5M HIGH TRELLIS SCREEN FENCE AROUND PATIOS
1:20
DETAIL 3



PROPOSED 1.4M HIGH RAILINGS
1:20
DETAIL 4



PROPOSED 1.4M HIGH GATE
1:20
DETAIL 5



Fig. 6.8: Boundary treatments

6 PROPOSAL

6.6 APPEARANCE AND MATERIALS

The proposed design draws heavily upon precedents within the local area which have, in turn, informed the decisions behind massing, materiality, fenestration, and detailing.

The overall appearance of the building is reminiscent of a contemporary approach to the standard residential typology that can be found in the immediate area. This has been replicated in the appearance of the proposal whereby certain elements of the building are white render with red-orange brick being used for the remaining building.

The character of the surrounding area will be respected with the use of pitched roofs with gable features. The architectural detail in the proposal facade marries the development into the surrounding built form.

PROPOSED MATERIAL PALETTE

	TILE: CALDERDALE EDGE DARK GREY BY WIENERBERGER, ALL ACCESSORIES TO SUIT
	RENDER: LIMESTONE WHITE THIN COAT BY K-REND
	PVC WINDOWS: EUROCELL LOGIK CHAMFERED TO BR FINISHED GREY RAL7016
	FASCIA, SOFFITS AND RAINWATER GOODS: PVC FINISHED IN BLACK
	BALCONIES: BALCONY DECKING AND RAILINGS TO BE POWDER COATED GRAY 7016
	PRIMARY FACING BRICK: TUSCAN RED MULTI BY WIENERBERGER
	PARAPETS: ALUMINIUM PARAPETS TO BE POWDER COATED BLACK



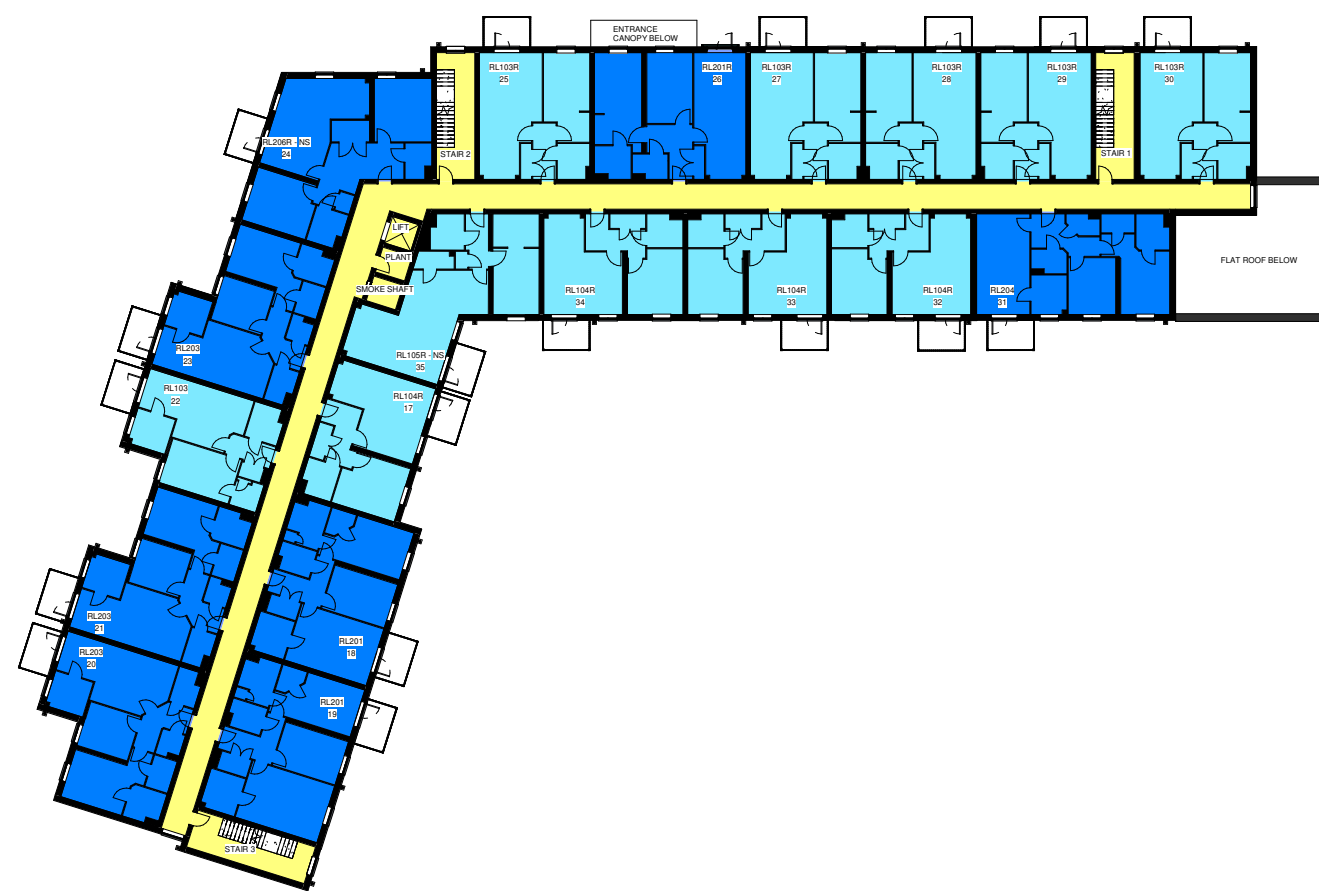
Fig. 6.9: Proposed materials

6 PROPOSAL

6.7 DETAILED FLOOR PLANS/ ROOF PLANS



Ground Floor Plan



First Floor Plan

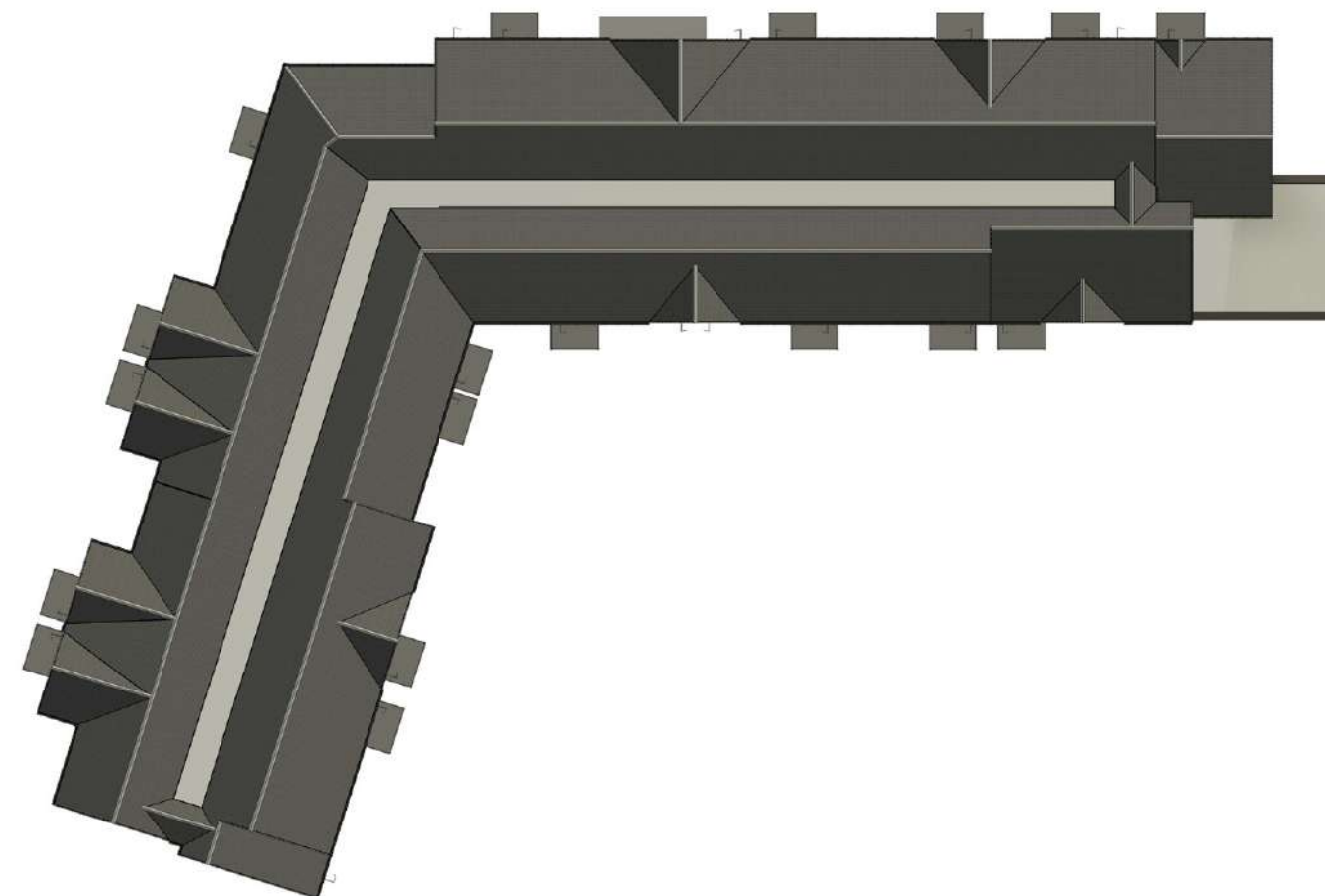
Fig. 6.10: Proposed ground floor & first floor plan

6 PROPOSAL

6.7 DETAILED FLOOR PLANS/ ROOF PLANS



Second Floor Plan



Roof Plan

Fig. 6.11: Proposed second floor & roof plan

6 PROPOSAL

6.8 ELEVATIONS AND SECTIONS

The proposal has omitted windows from any habitable rooms on the two storey east elevation to prevent any overlooking issues.



Elevation 1 - a



Elevation 2 - a



Elevation 3 - a

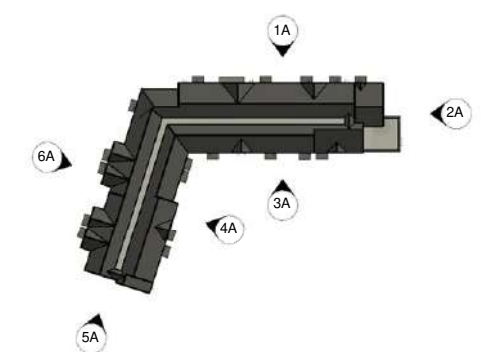


Fig. 6.12: Elevations 1 of 2

6 PROPOSAL

6.8 ELEVATIONS AND SECTIONS

The proposed retirement living block has been designed to be a maximum of 3 storeys in height, dropping down to 2 storeys on the eastern most elevation, where special attention to interface distances and overshadowing has been given.



Elevation 5 - a



Elevation 6 - a



Elevation 4 - a

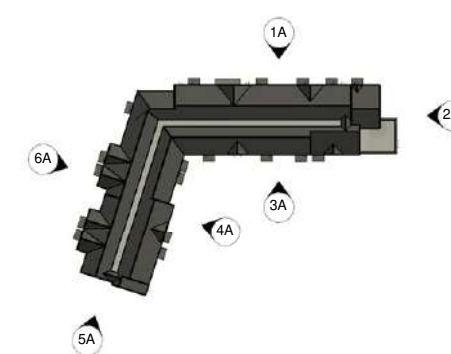


Fig. 6.13: Elevations 2 of 2

6 PROPOSAL

6.9 VISUALISATIONS

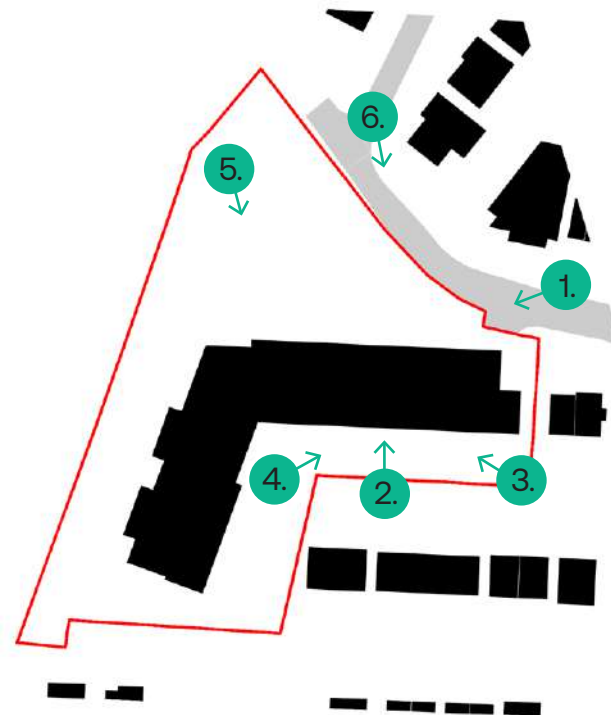


Fig. 6.14: Visual 01 - George Street (looking south-west)



Fig. 6.15: Visual 02 - Rear elevation

6 PROPOSAL



Fig. 6.16: Visual 03 - Rear Garden (looking north-west)



Fig. 6.17: Visual 04 - Rear Garden (looking north-east)



Fig. 6.18: Visual 05 - Carpark View



Fig. 6.19: Visual 06 - George Street (looking south-east)

07 Sustainability

7 SUSTAINABILITY

7.1 SUSTAINABILITY PRINCIPLES

McCarthy Stone is the UK's leading developer and manager of retirement communities.

Sustainability at McCarthy Stone flows from our Purpose, Vision and Mission. McCarthy Stone's Sustainability statement can be found on the link below:

<https://www.mccarthyandstone.co.uk/about-us/corporate/sustainability/#:~:text=We%20take%20a%20whole%2Dlife,biodiversity%20and%20aesthetics%20in%20mind.>

A Sustainable living and building clean & green report can be found on the link below:

<https://www.mccarthyandstone.co.uk/-/media/mccarthy-and-stone/files/pdfs/mccarthy-stone-sl-and-bcg-end-of-year-report-fy22-pdf.pdf>

A full Energy statement has been submitted as part of this application. SAP and SBEM calculations for the proposed development have been developed to determine the As Designed performance. The application will be considered under the new Part L1A 2022 regulations, therefore, the new Elmhurst SAP 10 and SBEM software have been used.

The development proposed is to adopt a 'fabric first' approach specification and as detailed in the energy statement. The use of bespoke calculated thermal bridge details also ensures that thermal performance is enhanced by minimising heat and energy losses through thermal bridges and air gaps.

McCarthy Stone utilise electric panel heating to all apartments, which achieve efficiencies up to

100%. Due to the continuing decarbonisation of the UK energy supply, electricity is increasingly becoming the low carbon choice for heating strategies.

An Air Source Heat Pump Hot Water Cylinder, which can be classified as a low carbon technology, is being utilised for water heating demand. This is a stainless steel cylinder with a hot water heat pump mounted

on the top of it. This works by extracting heat from external air, supplied through insulated duct which is able to provide hot water with a Coefficient of Performance (COP) efficiency of up to 336%.

Another key element to the specification of the proposed development is the utilisation of

mechanical ventilation with heat recovery (MVHR) in the apartments. This system allows warm, stale air produced by occupancy and internal activities to be extracted from the building; however, the heat within this air is retained and transferred to warm the fresh air being brought into the building from outside. The use of MVHR reduces the need to use the main heating system as it provides background heating through occupation (as well as improving comfort levels through the flow of fresh air).

This scheme is also subject to the new Part O Overheating Building Regulations, this scheme will be assessed using the Dynamic Thermal Modelling method, which follows the CIBSE TM59 methodology.

McCarthy Stone will also install sufficient Electric Vehicle (EV) Charging points to comply with Part S of the Building Regulations at a minimum.

The building will also be provided with Photovoltaic (PV) panels. The PV panels applied to the SBEM to achieve Part L2A compliance provide 22,749.58kWh/yr, which accounts for 15.65% of the total energy consumption for the development. Final design requirements may change slightly though technical design requirements.

The Predicted Carbon Emissions (DER/BER) are demonstrated to be below this amount, currently modelled to achieve 23,777.18 kg/CO₂/yr. Overall, this is a 15,694.15 kg/CO₂/yr reduction in carbon emissions, which is a 39.76% reduction under Part L 2021. This far exceeds the 25% carbon reduction target against Part L 2006, therefore meeting this requirement.

In terms of energy saving and efficient electrical lighting, such provisions will be made as per the requirements of the Building Regulations. This is in terms of indoor and outdoor lighting fixtures.

7 SUSTAINABILITY

7.1 SUSTAINABILITY PRINCIPLES (...continued)

The development will be constructed to achieve the highest economically viable energy efficiency and be designed to maximise the delivery of decentralised renewable or low-carbon energy generation.

McCarthy Stone have an effective site waste management system adopting waste hierarchy principles of reduce, reuse, or recycle. All waste will be handled by a licensed waste contractor who will segregate, and process waste produced. Such waste will be separated into key waste groups and recycled at a waste processing plant to be refined into new products, or reused in other projects where they cannot be reformed. The Client will issue Best Practice Guidelines to site staff on minimising and managing waste together with a system for assessing the waste contractors to emphasise environmental issues as well as regulatory, performance and cost aspects. In addition, the client encourages suppliers to reduce surplus packaging for materials, fixtures and fittings and seek to minimise the number and effect of deliveries.

It is intended that materials used for the construction of the new development will be responsibly sourced. Most of the materials to be used will be manufactured in the UK and supplied direct or through builder's merchants. These materials will be sourced locally where possible. All timber to be used in the building will be sourced from renewable sources with FSC certificates. Nearest cut lengths will be specified for timber to minimise waste. Concrete floor slabs, concrete stairs and roof trusses will be constructed off site.

In compliance with current regulations the development will incorporate the monitoring of waste that is generated on site and set targets to promote resource efficiency. Where possible, waste will be minimised, segregated, re-used, and recycled.

The control of pollution and management of site waste will comply fully with the relevant Health & Safety Executive standards.

The regulations and guidance in relation to hazardous materials set out in the COSHH (Control of Substances Hazardous to Health) regulations will be strictly adhered to.

Demolished materials are to be responsibly disposed of / recycled where necessary to avoid demolition materials contaminating the existing site and surrounding areas. All demolition contracts, will be awarded on an 'all risk clear site' basis, meaning that the contractors will reuse salvageable materials where possible (bricks and blocks being converted to hardcore, roofing materials and undamaged being resold for construction and renovation purposes).

Pre-fabricated concrete products and, most probably, mortar silos, will be used to further reduce on site water use. During the construction and site development process, standard measures will be taken to avoid leakage or wastage of water. WCs in apartments will use a 6/4 litre dual flush system. The hot water heating units are located near to the bathrooms in the apartments in the majority of cases, minimising the amount of energy and water wasted through running the hot tap.

08 Conclusion

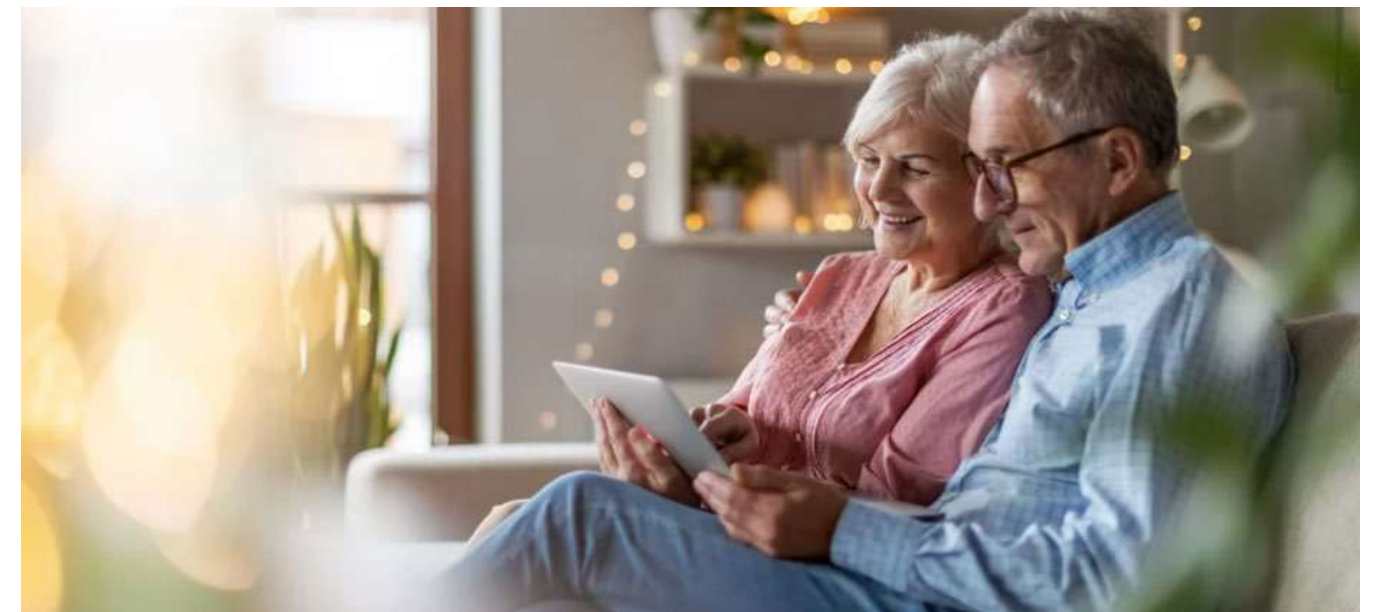
8 CONCLUSION

8.1 CONCLUSION

This Design & Access Statement demonstrates that the proposed development has been fully considered, and that the design produced sits appropriately in its context and is suited to the client's requirements.

Development of the site for the new Retirement Living accommodation scheme would contribute to achieving the following aims:

- Achieves an efficient layout resulting in an economical use of land to satisfy an identified need.
- Will result in a well-planned development which will be easily absorbed into its immediate context.
- Will release existing family homes in the area and minimise the need for further development elsewhere.
- Has been designed to function well and has considered the opportunities available for maintaining the character and quality of the area as well as addressing any site constraints.



Figs. 8.1 - 8.3: McCarthy Stone promotional photos. Source: mcarthyandstone.co.uk

mckassociates.co.uk

fulwood, preston

01772 774510

mck@mckassociates.co.uk

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